

1 RESOLUTION NO. 2019-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 ACCEPTING A QUIT CLAIM DEED FROM THE DISTRICT
5 BOARD OF TRUSTEES OF BROWARD COLLEGE, FLORIDA
6 FOR PROPERTY LOCATED IN PEMBROKE PINES,
7 BROWARD COUNTY, FLORIDA; AND PROVIDING FOR
8 SEVERABILITY AND AN EFFECTIVE DATE.

9 WHEREAS, the District Board of Trustees of Broward College, Florida
10 ("Broward College"), is the owner of certain real property located in Pembroke Pines,
11 Broward County, Florida ("Property"), which Property is more particularly described in the
12 legal description and sketch within the quit claim deed attached hereto and made a part
13 hereof as Attachment 1 ("Quit Claim Deed");

14 WHEREAS, the current boundary line on the Property contains portions of Broward
15 County-owned facilities;

16 WHEREAS, Broward County desires to reacquire the Property in order to re-align
17 and correct the current boundary line to fully encompass the County-owned facilities;

18 WHEREAS, on October 23, 2018, Broward College adopted a resolution, attached
19 hereto as Attachment 2, authorizing the disposal of the Property pursuant to
20 Section 1001.64(37), Florida Statutes ("Broward College Resolution");

21 WHEREAS, pursuant to the Broward College Resolution, Broward College has
22 executed the Quit Claim Deed conveying the Property to Broward County, and
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WHEREAS, the Board of County Commissioners of Broward County, Florida (“Board”), has determined that acceptance of the Quit Claim Deed serves a public purpose and is in the best interest of the County, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The recitals set forth in the preamble to this Resolution are true, accurate, and incorporated by reference herein as though set forth in full hereunder.

Section 2. The Board hereby accepts the Quit Claim Deed attached as Attachment 1.

Section 3. The Quit Claim Deed shall be properly recorded in the Public Records of Broward County, Florida.

Section 4. Severability.
If any portion of this Resolution is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Resolution. If any court determines that this Resolution, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Resolution to any other individual, group, entity, property, or circumstance.

Attachment 1

This instrument prepared by:
Heidi Davis-Knapik, Esq.
Gunster, Yoakley & Stewart, P.A.
450 E. Las Olas Blvd., Suite 1400
Fort Lauderdale, FL 33301

Tax ID No. 514115000051

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 18 day of April, 2019, from **THE DISTRICT BOARD OF TRUSTEES OF BROWARD COLLEGE, FLORIDA**, a political subdivision of the State of Florida, whose address is 3501 S.W. Davie Road, Davie, FL 33314 (hereinafter referred to as the "Grantor"), to **BROWARD COUNTY**, a political subdivision of the State of Florida, whose address is 115 S. Andrews Avenue, Fort Lauderdale, FL 33301 (hereinafter referred to as the "Grantee").

(Whenever used herein the terms "Grantor and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors and assigns)

WITNESSETH:

NOW, THEREFORE, in consideration of the foregoing and the payment to the Grantor for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant, release, remise and quitclaim to said Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to that certain real property, situate in Broward County, Florida, as more particularly described as follows:

SEE 2-PAGE SKETCH & DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, if any, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, the Grantor has set its hand and seal on the day and year first above written.

Signed in the presence of

THE DISTRICT BOARD OF TRUSTEES OF BROWARD COLLEGE, FLORIDA, a political subdivision of the State of Florida

Marisol Cortes
Print Name: Marisol Cortes
Elizabeth Beavin
Print Name: Elizabeth Beavin

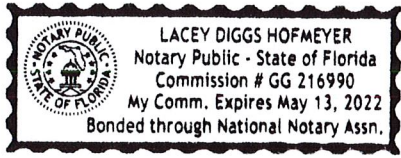
By: John D. Dunnuck
Name: John Dunnuck
Title: Chief Operating Officer

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 18th day of April, 2018, by John Dunnuck, as authorized representative of **THE DISTRICT BOARD OF TRUSTEES OF BROWARD COLLEGE, FLORIDA**, a political subdivision of the State of Florida, for said entity, who is personally known to me, or produced _____ as identification.

Lacey Hofmeyer
Notary Public
Lacey Hofmeyer
Printed Name of Notary Public

My Commission Expires:



LEGAL DESCRIPTION:

A PORTION OF A THAT CERTAIN PARCEL OF LANDS DESCRIBED IN O.R.B. 6664, PG 368, BROWARD COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE SOUTH 02°06'51" EAST, ALONG THE EAST LINE OF SAID SE QUARTER, 60.00 FEET; THENCE SOUTH 88°09'06" WEST, ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 40.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN O.R.B. 6664, PG. 368; THENCE CONTINUE SOUTH 88°09'06" WEST, ALONG SAID LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTHEAST QUARTER, 1288.98 FEET; THENCE SOUTH 00°00'00" EAST, 575.00 FEET TO A POINT ON THE WESTERLYMOST NORTH LINE OF THAT PARCEL OF LANDS DESCRIBED IN O.R.B. 6664, PG. 368, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00°00'00" EAST, 55.63 FEET; THENCE SOUTH 89°42'02" WEST, 858.19 FEET TO A POINT OF CURVATURE OF A CONCAVE CURVE, CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 37.50; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 52.79 FEET AND THROUGH A CENTRAL ANGLE OF 80°39'47" TO A POINT ON THE WESTERLYMOST NORTH LINE OF SAID PARCEL DESCRIBED IN O.R.B. 6664, PG. 368; THENCE, ALONG SAID NORTH LINE, NORTH 88°09'06" EAST, 895.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 38,681 SQUARE FEET (0.89 ACRES), MORE OR LESS.

NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR. THE INTENT OF THE DESCRIPTION IS TO DEFINE THE LANDS LYING BETWEEN THE WESTERLYMOST NORTH LINE OF THE PARCEL DESCRIBED IN O.R.B. 6664, PG. 368, BROWARD COUNTY RECORDS AND THE NORTH LINE OF EXISTING "LOOP ROAD" (AS DEFINED BY THE EDGE OF ASPHALT).
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 41 EAST.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 150' OR SMALLER.

CERTIFICATION:

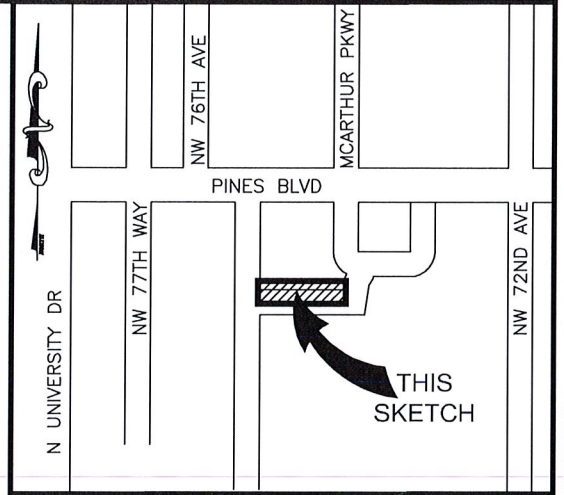
I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON DECEMBER 26, 2017 MEETS THE STANDARD OF PRACTICE (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS



Timothy H Gray
2018.05.31 09:01:12-04'00'

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA



LOCATION MAP:
NOT TO SCALE

SKETCH & DESCRIPTION
BROWARD COMMUNITY COLLEGE

A PORTION OF THAT PARCEL DESCRIBED
IN O.R.B. 6664, PG. 368, B.C.R.

SEC. 15, TWP. 51 S., RGE. 41 E.

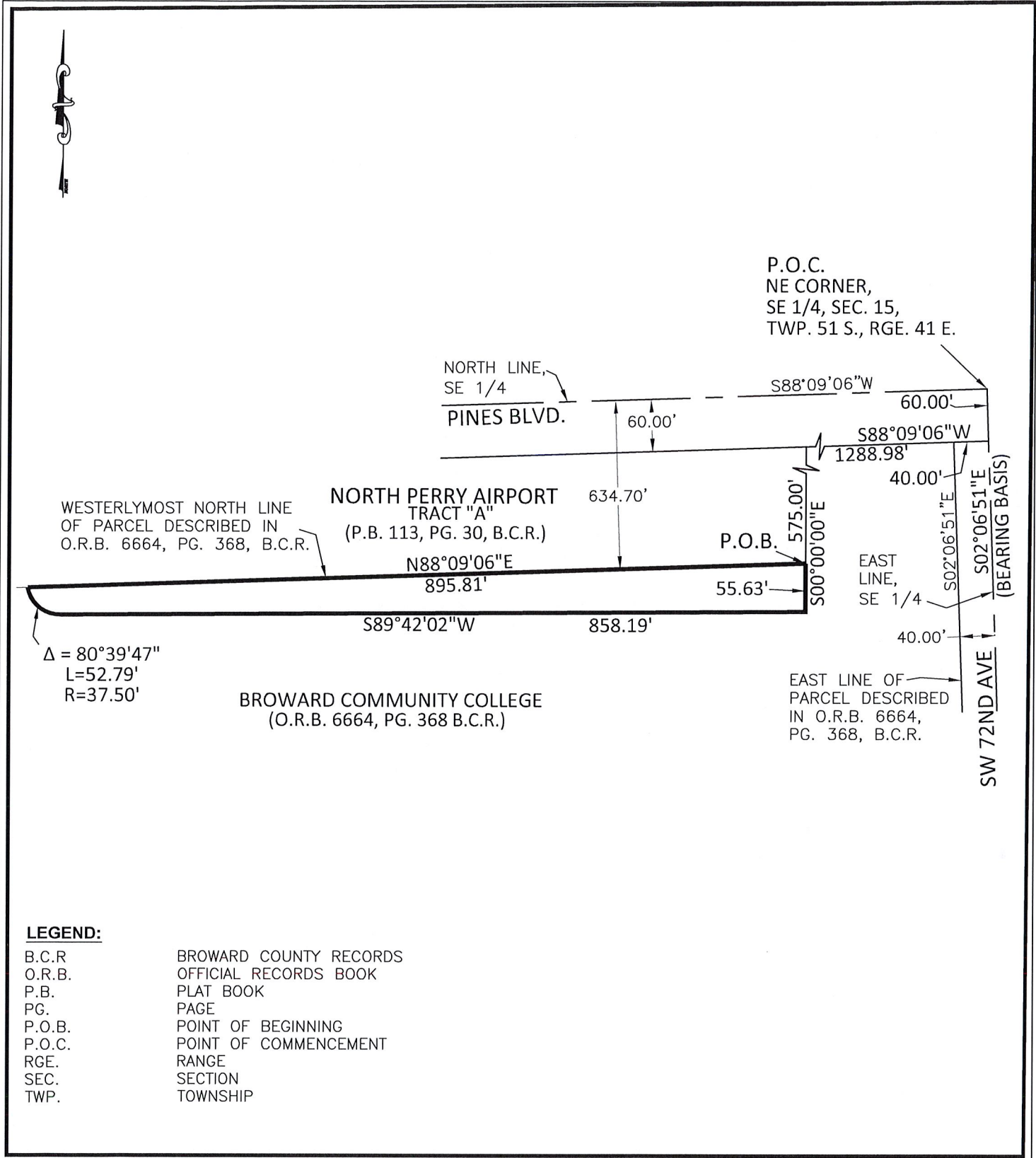
PEMBROKE PINES BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANNO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 08927.03-BOUNDARY SURVEY.DWG

DATE 12/26/2017
SCALE N/A
FIELD BK. 794
DWNG. BY RN
CHK. BY THG

DATE	REVISIONS
5/31/18	MISC. CORRECTIONS



LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RGE. RANGE
- SEC. SECTION
- TWP. TOWNSHIP

SKETCH & DESCRIPTION
BROWARD COMMUNITY COLLEGE

A PORTION OF THAT PARCEL DESCRIBED
IN O.R.B. 6664, PG. 368, B.C.R.

SEC. 15, TWP. 51 S, RGE. 41 E.

PEMBROKE PINES BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 08927.03-BOUNDARY SURVEY.DWG

DATE 12/26/2017

SCALE 1"=150'

FIELD BK. 794

DWNG. BY RN

CHK. BY THG

DATE	REVISIONS
5/31/18	MISC. CORRECTIONS

Attachment 2

Resolution: Broward College
Determination and Authorization to
Dispose of Certain Real Property:
South Campus

A RESOLUTION OF THE DISTRICT BOARD OF TRUSTEES OF BROWARD COLLEGE,
FLORIDA, DETERMINING THAT CERTAIN REAL PROPERTY IS SURPLUS AND
UNNECESSARY FOR EDUCATIONAL OR ANCILLARY PURPOSES AND
AUTHORIZING ITS DISPOSAL.

WHEREAS, the District Board of Trustees of Broward College, Florida (the "Board") holds title to real property commonly known as Judson A. Samuels South Campus (a portion thereof) and legally described as attached in Exhibit "A" (the "Property").

WHEREAS, Judson A. Samuels South Campus maintains sufficient real property to support educational and ancillary purposes as recommended in the Educational Plant Survey dated June 7, 2013.

WHEREAS, Section 1013.28, Florida Statutes, and Section 1.4(4), State Requirements for Educational Facilities, authorizes the Board to dispose of any land or real property that is, by resolution of the Board, determined to be unnecessary for educational or ancillary purposes as recommended in an educational plant survey.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF TRUSTEES OF BROWARD COLLEGE, FLORIDA AS FOLLOWS:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution.

Section 2. That, pursuant to Section 1001.64(37), Florida Statutes, and subject to the applicable rules of the State Board of Education, the Board hereby authorizes disposal of said Property in the best interests of the institution.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict

Section 4. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

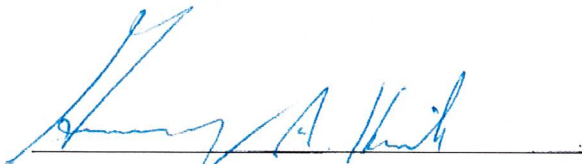
Section 5. This Resolution shall become effective immediately upon its passage and adoption.

STATE OF FLORIDA
COUNTY OF BROWARD

I, the undersigned Secretary of the District Board of Trustees of Broward College, Florida, do hereby certify that the foregoing constitutes a true and correct copy of a resolution duly adopted and entered in the minutes of the Board at a meeting held on the 23 day of October 2018.

IN WITNESS WHEREOF, I have hereunto set my signature and official seal this 23 day of October 2018.

Signed:



Gregory Adam Haile, Esq.
Secretary of the District Board of Trustees
of Broward College, Florida

(SEAL)